



CAMPOSTELLA LANDFILL COMMUNITY SOLAR PROJECT PROPOSAL FREQUENTLY ASKED QUESTIONS

What is the Campostella Landfill?

The Campostella Landfill is a closed landfill on Norfolk's southside. The 59-acre site was used to dispose of construction and demolition debris until it was closed and capped in the 1990s.

Environmental hazards, such as ground instability and possible contamination, make the site unsuitable for redevelopment.



Why would solar development work at this landfill site?

Across the country, old landfills, or "brownfields" are getting a new life as solar farms, or "brightfields" that generate clean energy, such as solar. Converting the Campostella Landfill to a solar energy site would generate about 8 megawatts of clean energy - that's enough to power about 2,000 homes.

What is the Community Power Group?

The City of Norfolk selected Community Power Group (CPG) through a Request For Proposal (RFP) and bidding process. CPG works with public and private landowners across the country to develop renewable energy solutions using solar and hydro technologies.

How will this project be financed?

The solar project will not cost the City anything. The project will pay a yearly lease rate and significant tax revenue to the City while not requiring any services.

How would this project benefit the community?

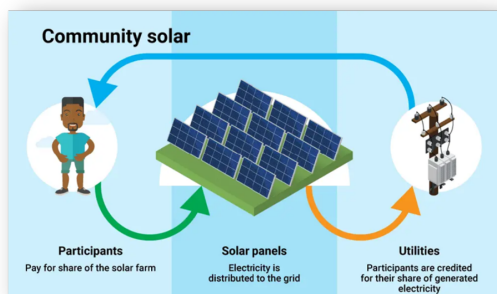
Low Impact Development: Project would be built on vacant land. No tree removal or demolition is required to begin construction. The unused land would be revitalized without impacting adjacent properties. No increased traffic, no emissions, no noise, no smells, no risk of electromagnetic radiation are associated with this project.

Access to Clean Energy: Community solar eliminates some of the barriers to accessing solar energy, such as cost, location and homeownership. Community solar enables residents and businesses access to clean energy by subscribing to a share of the clean energy produced by nearby solar projects.

Discounts on Monthly Electric Bill: Community solar allows subscribers to benefit from solar energy, without installing rooftop solar panels. Electricity generated by solar facilities is available at a discounted rate to subscribers.

What is community solar?

The U.S. Department of Energy defines community solar as any solar project, within a geographic area, in which the benefits of a solar project flow to multiple customers such as individuals, businesses, nonprofits, and other groups. Community solar is an accessible option for those who are unable to install solar panels on their roofs due to constraints with ownership, insufficient roof conditions, or financing. Community solar expands access to clean solar energy, in particular to low-to-moderate income customers, while building a stronger, distributed, and more resilient electric grid.



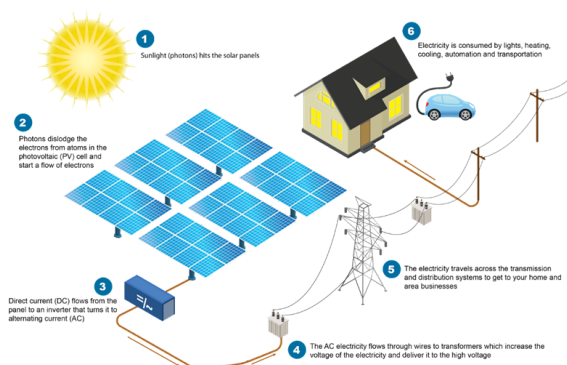


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How does solar work?

When the sun shines onto a photovoltaic (PV) solar panel, energy from the sunlight is absorbed by the cells in the panel. This energy creates electrical charges that move in response to an internal electrical field in the cell, causing electricity to flow.

A solar farm is a large collection of PV panels that absorb energy from the sun, convert it into electricity and send that electricity to the power grid for distribution and consumption by customers like you.



What are the benefits of solar energy?

Nonrenewable or traditional energy such as coal and natural gas is sourced from fossil fuels, which are finite resources. When fossil fuels are burned to produce electricity, they emit harmful greenhouse gases that are the primary cause of air pollution and global climate change, which is damaging to human health. Processing nonrenewable energy requires significant water resources and causes water pollution.

The price of traditional electricity, from coal and natural gas sources is constantly fluctuating and can increase in a short period of time.

Renewable energy, such as that from solar, reduces greenhouse gas emissions and offers more consistency in price and availability to communities. Replacing fossil fuels with renewable energy sources, such as solar power, can improve public health and reduce overall health care costs. Solar energy requires little to no water to operate and works during a drought or heat wave, when traditional electricity generation is at risk.

How will this project impact my electric bill?

Every month on your electricity bill, you will see a credit for the amount of solar energy used to power your home (at full retail value). Following your normal electricity bill, you will receive a bill from the community solar facility for the solar energy you used, but it's at a discounted rate than what you would normally pay for "dirty" energy. Typically, this discount is 10% based on current market rates.

Your Bill with Community Solar			
UTILITY BILL		COMMUNITY SOLAR BILL	
Energy Charge	\$120	Solar Bill Credits	\$100
Solar Bill Credits	\$100	Discount	10%
Utility Bill with Solar Bill Credits	\$20	Cost for Solar Bill Credits	\$90
TOTAL ENERGY COSTS		\$110	
TOTAL SAVINGS		\$10	

What are the fees?

There are no fees to join, no fees to cancel, no paying for solar panels or repairs –nothing except real dollar credits on your utility bill for the clean energy that was produced by your share of the solar farm. You will continue to receive a bill from your utility, though it will be lowered. You can cancel your subscription at any time. After a household has opted into the subscription, the savings are automatic - no coupons or discount codes needed.

How do I sign up for clean energy?

Provide your contact information! Subscriptions will not start until 2025 but we will make sure you are informed and prepared to sign up when the time comes.

How will this project impact my property value?

This project is expected to have a positive impact on property values. The facility won't be visible from nearby homes due to the dense vegetation surrounding the property.

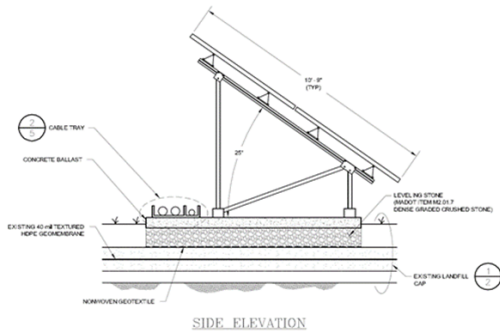


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What are the panels made of and how are they built?

Solar panels are made from 99% recyclable, common-construction materials such as silicon, aluminum and glass. The remaining 1% includes dry PV cells that are covered and protected within silicon inside a solar panel. Even if a panel is damaged, the dry PV cells do not leak.* The solar panels will be mounted to concrete blocks to sit on top of the landfill because the landfill cannot be penetrated.

*Source: U.S. Department of Environmental Protection



When would construction start? How long will it last?

Construction should take about 24 weeks and is expected to begin in 2026.



What is the environmental impact of construction?

Construction standards will be followed to prevent dirt from truck tires from being tracked onto the road.

How much traffic will there be during construction?

Construction traffic will consist of trucks delivering the panels to the site and this will be limited to a few weeks. Otherwise, typical traffic is expected to be experienced for construction workers going to and from the job site over the span of the construction period.



Will this project create local jobs?

Yes! In the short-term, there will be a need for approximately four civil site workers for 16 weeks, eight electricians for 20 weeks and 12 laborers for rack and module install for 12 weeks.

Following construction, long-term site maintenance will require an electrician to be on retainer on an as-needed basis. A lawn maintenance company will also be on retainer for facility mowing (expected twice a year).

How do I apply for one of these jobs?

If the project receives all approvals (state, local, and utility), which is estimated to occur by 2025, employment information will be shared with the community.



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Will there be noise, pollution, lights or glare?

No noise: A small electric hum during daytime operation will not be heard outside the fence line.

No pollution: Day-to-day project operations will not generate pollution.

No lights: The facility will not have any lights.

No glare: Panels are designed to absorb sunlight and have an anti-reflective coating to prevent the sunlight from bouncing off the panels.

How long is the solar farm expected to be on site?

A minimum of 20 years with the option for the City to renew the lease for an additional 15 years, for a total of 35 years. After that, the facility will be decommissioned and all components will be removed and recycled, returning the site to the pre-development conditions. The decommissioning is paid for by the facility owner and is no expense to the City.

How will the site be secured?

The property is fenced and will be updated with a gate at the entrance prior to construction. Security cameras facing inward to the solar array will be installed and monitored.

Will there be any additional traffic?

After the construction period, there will not be any daily or weekly vehicle traffic related to the project. Mowing is expected about twice a year during high growth seasons. Routine equipment maintenance is expected bi-annually or quarterly without significant traffic impact. The facility will be remotely monitored.

Where can I find more information?

Visit www.norfolk.gov/ClimateActionHub to learn more about this project, the City's Climate Action Plan and Environmental Sustainability goals, strategies and programs.



SCAN HERE
for project information
and updates